



Entered on Docket  
August 01, 2006

Hon. Linda B. Riegle  
United States Bankruptcy Judge

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Attorneys for Debtors and Debtors-in-Possession

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

In re:  
USA COMMERCIAL MORTGAGE COMPANY,  
Debtor.

Case No. BK-S-06-10725 LBR  
Case No. BK-S-06-10726 LBR  
Case No. BK-S-06-10727 LBR

In re:  
USA CAPITAL REALTY ADVISORS, LLC,  
Debtor.

Case No. BK-S-06-10728 LBR  
Case No. BK-S-06-10729 LBR

In re:  
USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,  
Debtor.

Chapter 11

Jointly Administered Under  
Case No. BK-S-06-10725 LBR

In re:  
USA CAPITAL FIRST TRUST DEED FUND, LLC,  
Debtor.

Date: N/A  
Time: N/A

In re:  
USA SECURITIES, LLC,  
Debtor.

## Affects:

- ☐ All Debtors
- ☒ USA Commercial Mortgage Company
- ☐ USA Securities, LLC
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA First Trust Deed Fund, LLC

**STIPULATION AND ORDER REGARDING REJECTION OF LEASE WITH S&J ENTERPRISE INVESTMENTS INC. [AFFECTS USA COMMERCIAL MORTGAGE COMPANY]**

USA Commercial Mortgage Company, Debtor and Debtor-in-Possession ("Debtor" or "USA"), by and through its counsel, Jeanette E. McPherson, Esq. of Schwartz & McPherson Law Firm, and S&J Enterprise Investments Inc., by and through its counsel, Caryn Tijsseling, Esq., hereby stipulate and agree as follows:

**WHEREAS**, the Debtor filed its voluntary petition for relief under Chapter 11 of Title 11 of the United States Bankruptcy Code on April 13, 2006 (the "Petition Date"), and the Debtor continues to operate its business and possess its property as a debtor-in-possession pursuant to Bankruptcy Code §§ 1107 and 1108.

**WHEREAS**, the Debtor is a party to a Lease as lessee with S&J Enterprise Investments Inc. ("S&J")(the "Lease"). Under the Lease, the Debtor leased real property located at 5488 Reno Corporate Drive, Suite 100, Reno, Nevada 89511 (the "Premises").

**WHEREAS**, the Debtor vacated the Premises on or around May 15, 2006.

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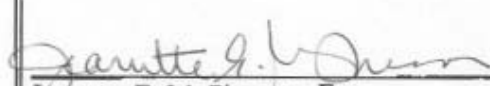
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4 2. The Lease is hereby rejected as of May 15, 2006.

5 DATED: July 26, 2006

DATED: July 26<sup>th</sup>, 2006.

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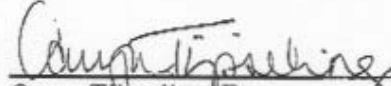
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Attorneys for S&J Enterprise Investments Inc.

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12 IT IS SO ORDERED.

ORDER

13 Submitted By:

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Jeanette E. McPherson, Esq.

Schwartz & McPherson Law Firm

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Las Vegas, NV 89146

Attorneys for Debtors and

Debtors-in-Possession

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Stipulation and Order Re Lease

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Received Time Jul.26. 3:48PM

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